

EUCALYPTUS GROVE OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
March 14, 2019 (6PM)
7610 Hollister Ave, Goleta (Meeting Room)
(Subject to Board's Approval)

Board members present: Craig Nicholson, Joe Mora, Chris Hall and Howard Lange. Diana Gutierrez absent.

Homeowners present: Bill Rauchh #351, Beth Mowll #343, Adam Ramirez #118, Colin Smith #318.

Management: James Nguyen of Bartlein & Company, Inc.

Scribe: Matt Mora

Call to Order: Meeting called to order at 6:01PM

Owners Requests:

Beth Mowll: Oversize vehicle was tagged. Daughter lives here and she only parks vehicle here when she comes to visit. CC&R limits large commercial vehicles and/or recreational vehicles. Joe motions to allow her to park in Phase 3 parking lot, Chris seconded. Unanimous.

Colin Smith: Roof leak 3/5/19. Unit was repaired.

Bill Rauch: 7634 gutter plugged and various concrete repairs needed after rain.

Adam Ramirez: Water seeped into unit during recent heavy rain storms causing damage to living flooring & baseboard in unit. He asked if HOA responsible for damage; inside of unit is owner's responsibility. Chris motioned to investigate leak by digging and possibly repair/ seal leak. Howard seconded. Unanimous.

Approval of Prior Meeting Minutes: Joe motioned to approve 2/14/19 minutes as prepared, Chris seconded. Unanimous.

Landscape Report: Storm clean up, Action tree removed dangerous hanging branch, leaning light post repaired. Howard motioned to create new larger bike rack by 7628. Chris seconded. Unanimous. Joe abstained.

Vendor Evaluation: Compliment vendors on keeping trash areas clean. Remind Consolidated to change timers to PST when clock changes.

Treasurer's Report

	Feb 2019	YTD
Total Income	\$65,140.00	\$132,670.00
Op. Expenses	30,606.55	67,396.20
Reserve Expenditures	4,943.53	11,734.53
Total Expenditures	35,550.08	79,130.73
Transfer to Reserve	29,589.92	53,539.27
Transfer from Reserve	0.00	0.00
Balance in Savings	\$ 2,612,308.07	
Due from Unit Owners	\$ 6,841.91	
Total Assets	\$ 2,624,149.98	

Operating Expenses are about 3%+ below on cash basis

Treasurer's Report unanimously approved. Chris moved to approve the Treasurers report and confirm the board has reviewed all financial information each month as required by Civil Code Section 5500 including but not limited to, the association's check register, monthly general ledger, and delinquent assessment receivable reports. Furthermore, as required by Civil Code Section 5380, the Board has approved all transfers of funds to and from the Associations bank accounts, and has approved any two authorized signers on the Association's bank accounts to transfer funds from reserves in an amount necessary to pay for expenditures. Joe seconded.

Old Business:

- a. Updating Governing Docs: In progress.
- b. 7606- Foundation work: Carter Invoice for \$15,000 progress payment 7606 building. Joe motioned to approve payment. Chris seconded. Unanimous.
- c. Building staircase light fixtures lower wattage: Blair Electric is hoping to complete by end of month, pending weather.
- d. Sidewalk repair/replacement: None at this time.
- e. Roofs/gutters/downspouts: Board will look into replacing all gutters and downspouts. James will get bid for 7610.
- f. Siding or dry rot repairs: ongoing.

- g. Bike parking: see landscape report.
- h. Parking lot post lamp lights LED: Joe motioned to install LEDs for \$3,675.00 Howard seconded. Unanimous.
- i. Fumigation: 7606, 7620, 7610, 7602. Joe motioned to fumigate those four buildings next in 2019. Howard seconded. Unanimous. Two buildings in late June and two in late July.
- j. Noisy Unit: Tenant that complained has moved.
- k. Carports: To be inspected
- l. Relabeling water meter lids: Joe motioned to approve relabeling of all H2O meter lids for \$1,850 by Affordable Painting. Howard seconded. Joe and Howard in favor, Chris abstained. Motion carried

New Business

- a. #306 leak and possible insurance claim. Leak from fridge ice maker about 18 mos ago. Owners recently notified Association. Roughly \$19,000 in damage. Association insurance covers base grade not upgrades. Chris moved to file a claim, Joe seconded. Unanimous.
- b. Parking larger vehicles: distinguish commercial v personal vehicles.
- c. Flood Certification 7620: One or 2 owners in this bldg. is dealing with lenders re building or part of building in flood zone. Assoc is having Joe Waters provide information.
- d. Concrete repairs: see owner's request.
- e. Gym maintenance: Chris moves to hire and pay \$150 to American Fitness every other month to maintain equipment. Joe seconded Unanimous.
- f. Emails: James reminded board members of using emails. Less is better.
- g. Recording liens: none

Summary of last month's Executive Session

Discussion with owner's possible guest trespassing.

Next Meeting 4/11/19 at 6PM, at 7610 meeting room

Meeting adjourned at 8:00 PM

Submitted by: Matt Mora